

windows and added wall insulation to act as noise barriers, capable of achieving the indoor noise requirement of 45 dB DNL.

Sound walls shall only be considered after all other practical design-related noise mitigation measures have been integrated into the project. The applicant may be required to prepare a study demonstrating how these standards shall be met.

Policy 6.46 Edge Treatment at Corner Lots on Neighborhood Streets.

The side-yard treatment occurs in conjunction with intersecting side streets, open-ended cul-de-sacs, or loop streets. Privacy walls and fences may be used for side yard conditions along the street. These privacy walls and fences on side yards shall not overlap the front house façade. This side yard wall or fence should be terminated 3 feet behind the front façade. Buildings on corners shall provide windows and entries that orient toward the street corners. This treatment does not apply to rear loaded lot conditions (see Figure 6.24).

Policy 6.47 Single Loaded Streets Fronting Open Spaces and Parks.

This condition occurs when local streets, loop streets, or frontage roads are facing onto an open space corridor or park adjacent to the arterial roadway (see Figure 7.9). The additional open space setback provides a buffer between the residential units and the arterial street. Privacy walls or fences are not allowed in the front yards. Low fences or view fences are preferred (see Policies 6.49 and 6.50).

Policy 6.48 Variation in Edge Treatments.

Variations in the recommended edge treatments identified above will be allowed as determined by Placer County if one or more of the following conditions apply:

1. The treatment fails to provide adequate noise protection.
2. The proposed development provides an alternative treatment that meets the goal and intent of the edge treatment policies of this Specific Plan.



Side- and rear-yard privacy fences, including lattice fences, shall be a maximum of 6 feet high.

Policy 6.49 Lot and Yard Privacy Fences or Walls.

Privacy fences or walls also occur along lot lines between individual lots and structures. Generally privacy fences or walls between lots are placed on the lot line and shall not be visible from major public streets or public use areas. Privacy fences or walls shall be subject to the following design standards.

1. A solid “good neighbor” fence or wall provides for privacy, security, and occurs in either the side- or rear-yard conditions.
2. Fences (including lattice and similar attachments) and walls (measured from the finished grade of the public street side) shall be no more than 6 feet high. If located within the clear site distance triangle or within a required front yard setback, the maximum height of a wall or fence shall be 3 feet (refer to the residential setback standards in Appendix A).
3. Design of private fences shall be compatible, complement the building architecture, and should be consistent within each residential neighborhood or development phase.
4. Fences or walls shall be constructed of durable materials, and shall present a finished appearance from both properties.
5. For corner lots, street side fencing shall not overlap with the front façade of the building (see Policy 6.46). Fences or walls that connect two separate units and are visible from the public streets and public use areas should be of the same materials and color, and should be compatible with and complement the building architecture.

6. *The visual prominence of walls and fences can be reduced through the use of landscape screening, trees, vines, shrubs, and hedge plants.*
7. *Front, side, and rear yard fences may consist of wood-picket fencing, wood-rail fencing, decorative iron fencing, or split-rail fencing in keeping with the historic rural character of Placer Vineyards.*
8. *Wall or fences along rural residential and agricultural areas adjacent to Placer Vineyards shall incorporate fencing designs characteristic of rural, agricultural fencing types to provide a transition into these areas. Use of wood-rail fences, split-rail fences, wire fencing, rock walls, or wrought iron or picket fences is preferred. Where possible, view fences should be used (see Design Guidelines for View Fences that follow).*

Policy 6.50 Security Fences.

Security fences are restricted to be used only to enclose large facilities in the Plan Area, such as the power substation and corporate yard. The use of wrought iron is encouraged. Chain link fencing with wood slats may be used for security fencing in these conditions. Use of barbed wire or razor wire at the top of security fencing is not allowed.



An example of a wood rail front yard fence

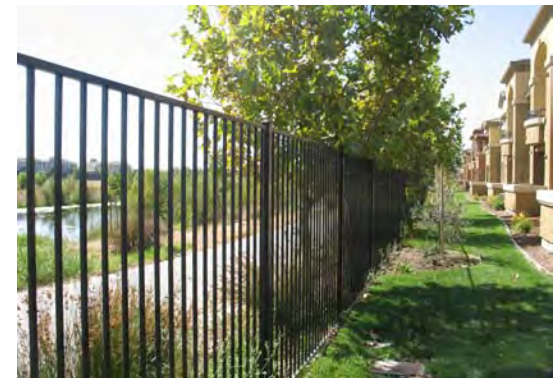


Wood rail fences are preferred as a buffer treatment adjacent to rural residential and agricultural properties.

Design Guidelines for View Fences

View fences are intended to provide privacy and separation, yet allow for views into and added visual surveillance of adjoining open space, parks, and public use areas from adjoining private lots and buildings. View fences may consist of wood or steel posts with wood pickets, wood rails, or decorative wrought iron. View fences are subject to the following:

1. View fences should be located where residential uses abut open space areas and creek corridors, or adjacent to rural residential and agricultural lots.
2. View fencing is limited to a maximum of 6 feet high.
3. Chain-link fencing, barbed-wire fencing, or razor wire is prohibited on residential properties.
4. View fences may use solid materials (stone, decorative concrete, wood, etc.) for the first 4 feet in height, with the use of more opaque or see-through materials up to 6 feet high. See-through materials may include lattice, wrought iron, pickets, or wire mesh.



View fences are preferred for homes fronting on open spaces.

Figure 6.24 Sound Wall on Arterial at a Typical Neighborhood Entry

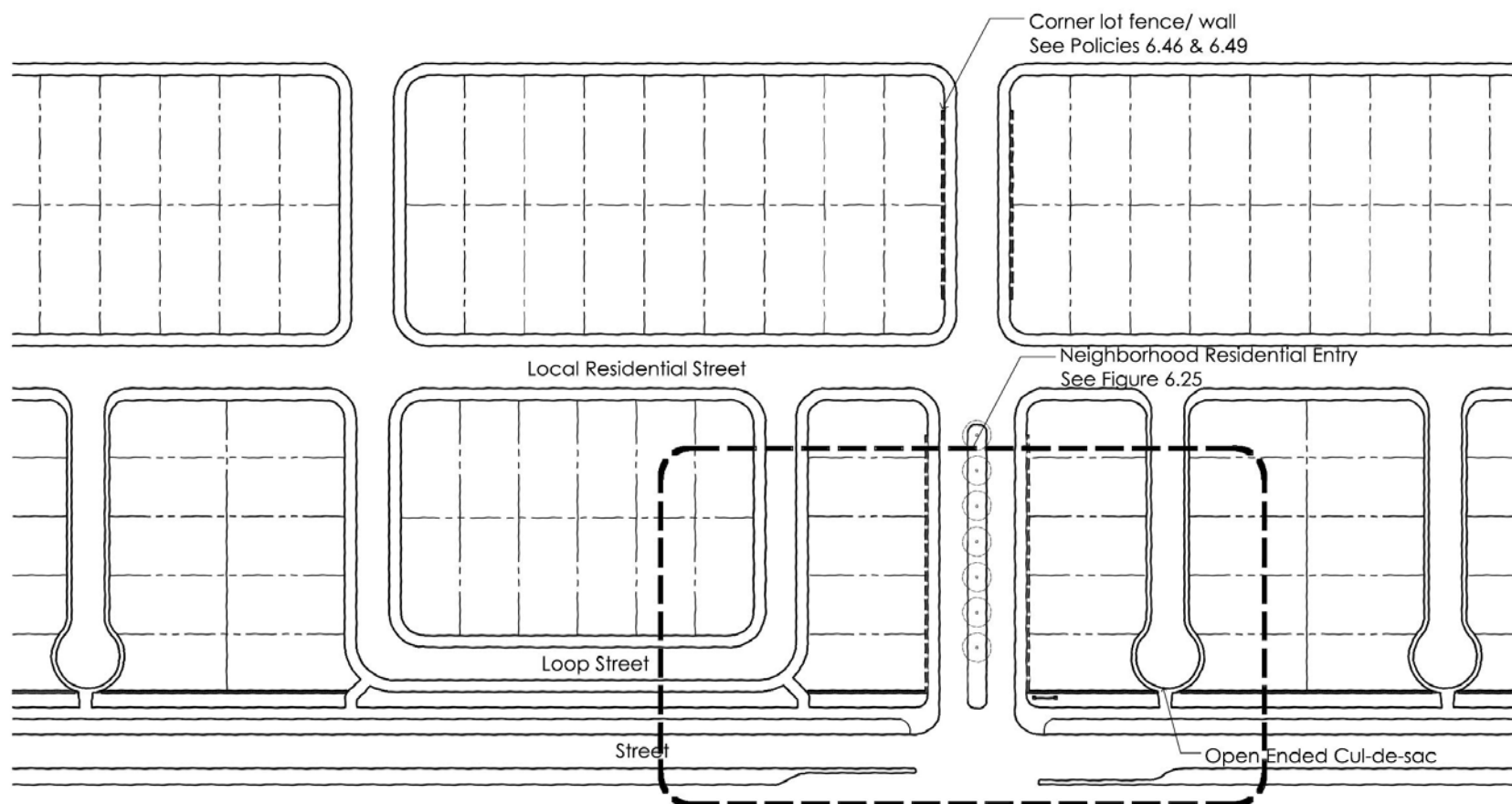
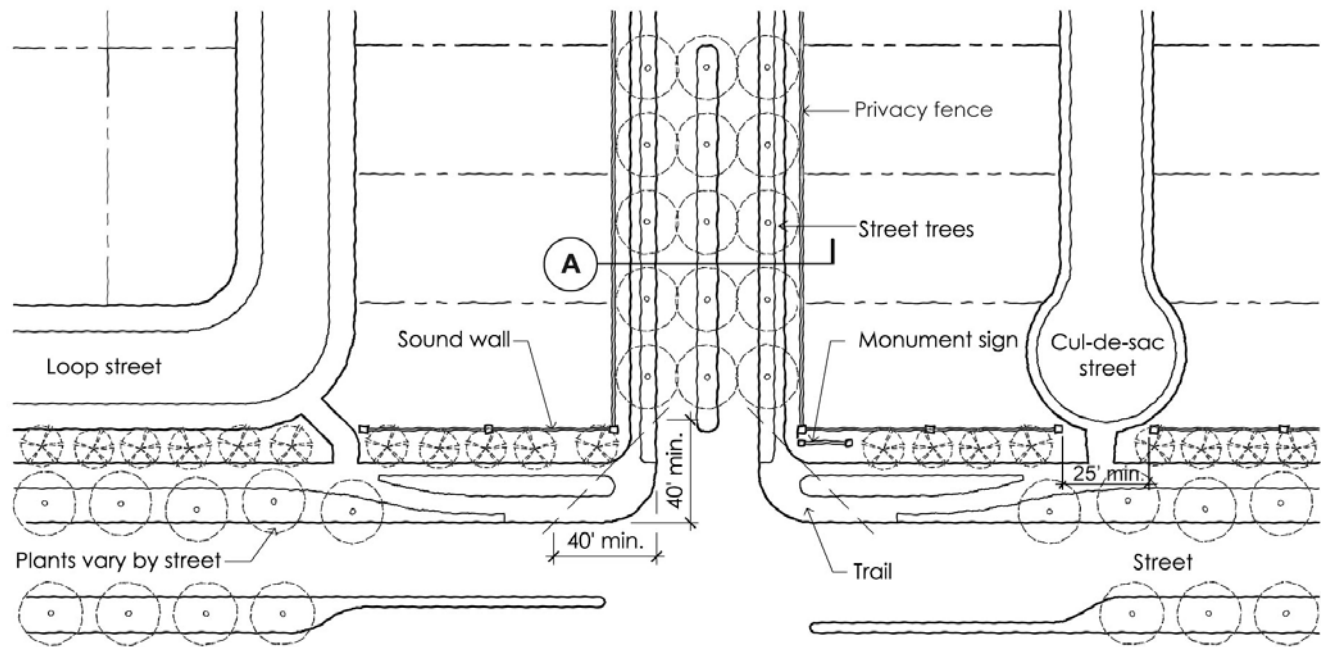
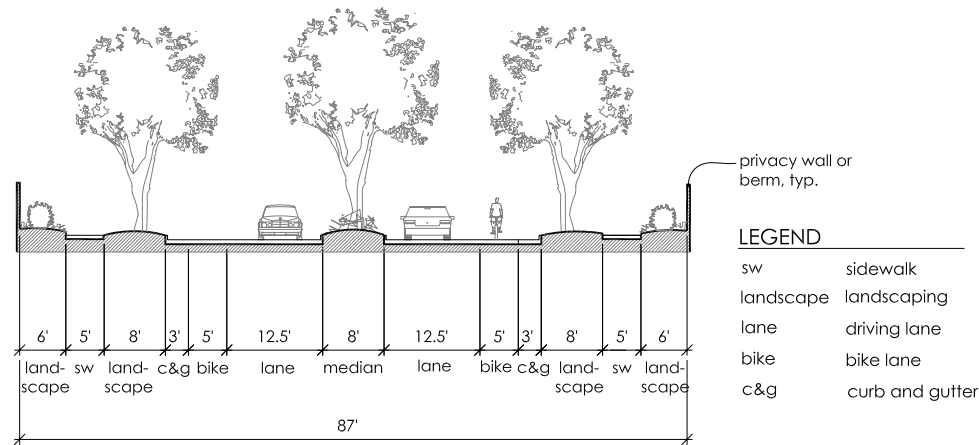


Figure 6.25 Neighborhood Residential Entry Plan and Elevation



Plan



Section A

CHAPTER VII: PARKS AND OPEN SPACE



7.1 PARKS AND OPEN SPACE CONCEPTS

Context

This section provides an overview of the parks and open space system designed for Placer Vineyards. The intent of this Specific Plan is to ensure the timely implementation of parks and open space facilities concurrent with the development of the Plan Area.

The parks and open space system for Placer Vineyards consists of the active parks, recreation facilities, passive open space recreation areas, street landscape corridors, and open space buffer areas. This chapter should be used in consultation with the design standards for trails found in Chapter V, “Transportation and Circulation,” and with the landscape and streetscape design guidelines in Chapter VI, “Community Design.”

The *Placer County General Plan* requires new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents. Based on a projected population in the Plan Area of 32,814 people, approximately 164 acres of improved parkland and 164 acres of passive recreation area must be provided in the Placer Vineyards community, for a total of 328 acres. A total of 920 acres of parks and open space are provided in the Plan Area. Figure 7.1 shows the location of parks, open space, and landscape buffer areas for the Plan Area. Table 3-3 identifies the park and open space requirements for each property within the Plan Area.

7.2 PARKS

The park system proposed for Placer Vineyards will incorporate 211 acres of public and private parks (with 200 acres counted toward satisfying Placer County General Plan park requirements). See Figure 7.1 for the types, general location, and size of parks. Refer also to Table 7-1 for a summary of parkland facilities recommended by the Placer County General Plan.

Goal 7.1 Satisfy the Placer County General Plan requirement to provide a minimum of 5 acres of active or improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents.

Policy 7.1 *Park Recreational Facilities.*

Recreational facilities required by the General Plan are listed in Table 7-1, “Summary of Recommended Park Facilities.” Facility needs identified in the table will be met on either public or private park sites within the Specific Plan Area. The Parks and Recreation Master Plan described in Policy 7.2 below may refine and modify this list.

Policy 7.2 *Parks and Recreation Master Plan.*

Property owners and the County shall develop a Parks and Recreation Master Plan to guide planning and design of individual park facilities prior to the approval of the first large lot final map for recordation. The master plan shall be guided by the design and programming sections of this Specific Plan and as required by the Public

Facilities Financing Plan. This master plan shall address the need for specific types of active and/or passive recreational facilities and shall also refine the trails design/plan, establish a design “theme” for the parks, and provide specific development plans (for the types of equipment, materials, and cost estimate) for each park site. When designing park facilities adjacent to schools, the location and type of planned school facilities should be considered.

The Parks and Recreation Master Plan shall also provide guidance regarding the specific final siting of neighborhood and mini parks. The ultimate location of neighborhood parks and mini parks shall be defined at the small lot tentative map stage.

Policy 7.3 *Dedication of Parks and Open Space.*

Landowners shall offer for dedication the areas within their property planned for parks and open space, including both active- and passive-use parks. The location and size of parks and open space are indicated in Figure 7.1. They will be refined in the Parks and Recreation Master Plan and finally located on tentative maps for individual projects. The timing for the development of parks and open space for individual projects and details regarding park fees, land dedications, and on-site park development shall be described in the Public Facilities Financing Plan and defined in the Development Agreement.

Policy 7.4 *Operation and Funding for Recreation Programs and Park Maintenance.*

Recreation programs and the maintenance of parks shall be operated by the County with funding provided from a Community Facilities District (CFD) and/or a County Service Area (CSA). The recreation program will include typical urban recreation services such as sports leagues, senior programs, youth programs, teen programs, and aquatic programs.



PARKS AND OPEN SPACE

Table 7-1 Summary of Recommended Park Facilities ¹

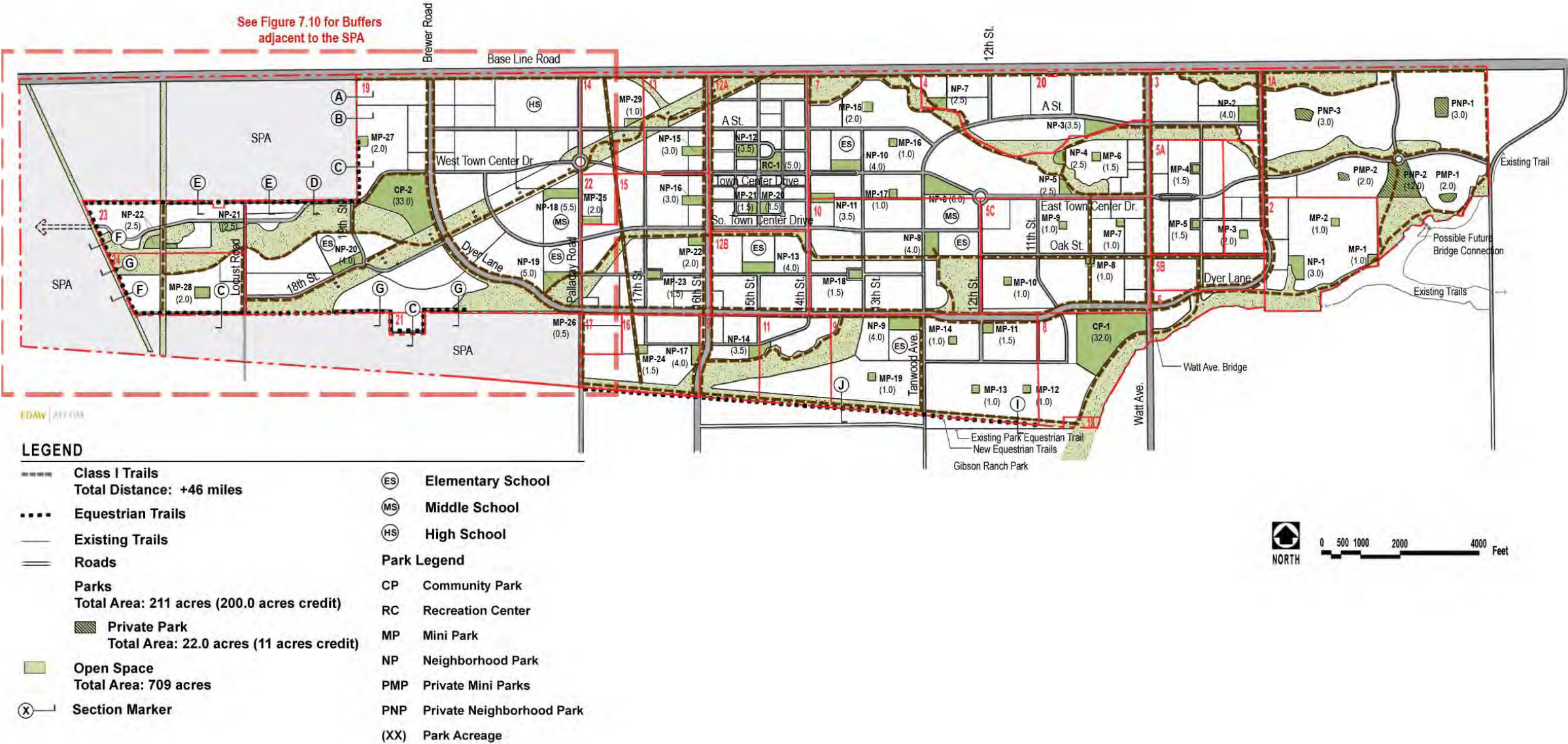
The table below provides a list of facilities that the Placer County General Plan indicates this plan should strive to implement. The Parks and Recreation Master Plan will define the park and recreation facilities that shall be provided for each park within the Placer Vineyards community.

Quantity Required by General Plan	Facilities Required by General Plan	Facility Size ¹	Acres per Facility
16.5	Tot Lots	~ 60 feet in diameter	0.15
11	Playgrounds	~ 100 feet in diameter	0.33
6	Tennis Courts	60 feet by 120 feet	0.20
6	Basketball Courts	50 feet by 100 feet	0.20
11	Baseball Diamonds or Fields	325 feet F.L.	3.67
11	Softball Diamonds, Little League Diamonds	300 feet F.L.	2.81 1.43
17	Youth Soccer Fields	150 feet by 250 feet	1.38
17	Adult Soccer/Football/Open Practice Field	225 feet by 360 feet	2.30

Note:

¹ Field sizes based on County and NRPA facility standards.

Figure 7.1 Parks and Open Space Diagram



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PARK CLASSIFICATIONS

Types of parks designed for the Placer Vineyards community include community parks, a town center green, a recreation center, neighborhood parks, and mini parks, as identified in Figure 7.1, “Parks and Open Space Plan.” There are also a few private parks, located primarily within the properties set aside for an active-adult community. The park types are described in the sections that follow. Facility allocations in these descriptions and conceptual park layouts shown in the figures may be modified by the Parks and Recreation Master Plan (see Policy 7.2).

Goal 7.2 Provide a range of park types and sizes to accommodate the recreational needs of the community.

Community Parks

Two large community parks are located in the Plan Area. The east community park (community park #1) is located on the eastern portion of the Plan Area, adjacent to the Dry Creek Parkway. The park will incorporate parking, staging, and access to Dry Creek for bicyclists, pedestrians, and equestrians (see Figure 7.2 for a conceptual site diagram of the east community park). The west community park (community park #2) is located on the western portion of the Plan Area, near village center retail, the SPA area, and the open space corridor for the east-west power line (see Figure 7.3 for a conceptual site diagram of the west community park). Offering both active sports fields and passive recreation areas, community parks serve a range of community activities that may include youth and adult leagues, picnics, and neighborhood events.

Potential facilities for community parks include:

- ♦ 2 full-court basketball courts
- ♦ Multi-use courts
- ♦ 4 lighted tennis courts



Example of an active sport field in a community park



Shade structure for a picnic area in a community park

- ♦ 2 youth softball/baseball fields with at least 1 soccer field overlay
- ♦ Lighted adult softball/baseball field
- ♦ 2 volleyball courts
- ♦ A skateboard park
- ♦ Open turf area
- ♦ Tot lot and equipment for ages 2-5
- ♦ Play lot/structure for ages 6-12
- ♦ Picnic areas with BBQ and either shade structure or adequate shade from trees
- ♦ Large group picnic area with BBQ and shade structure for 50 or more people
- ♦ Restroom with concession stand
- ♦ Large maintenance building with yard
- ♦ 2 or more of the following special facilities which may include: a community center, recreation center, aquatic center, senior center, youth center and gymnasium
- ♦ Parking with 75 percent or more of the needed parking located on-site (typical parking ratio is 9 spaces per acre, but each site will be evaluated based on the type and location of facilities)

Policy 7.5 Construction of Community Parks.

The design and construction of community park facilities, including the regional, recreational facilities to be located therein, will be funded entirely by the Placer Vineyards property owners. Placer Vineyards property owners shall be entitled to reimbursement from the Southwest Placer fee to be adopted by the County to fund the costs of the community park and regional recreational facilities in excess of the Plan Area's share.

PARKS AND OPEN SPACE

Town Center Green:

The town center green, at the heart of the town center, is a 3.5-acre civic park with shaded walkways, active and passive use areas, fountains, special lighting and landscaping, and pedestrian features designed to complement the town center themes (see Figure 7.4 for a conceptual site diagram of the town center green). It will serve as a civic/ cultural focal point and gathering place for the town center. Ground-floor storefronts, restaurants, cafes, and public buildings face into the park. Activities in the parks may include evening performances, farmers' markets, public gatherings or ceremonies, and everyday informal uses such as picnics and children's playtimes.

The town center green may include the following facilities:

- ♦ Tot lot and equipment for ages 2-5
- ♦ Play lot/structure for ages 6-12
- ♦ A small outdoor space configured for performances
- ♦ A central identifying landmark feature such as a clock tower, sculpture, fountain, or water feature
- ♦ Special lighting and pedestrian elements that complement the town center themes
- ♦ Special landscape themes
- ♦ Open areas for informal recreation

Recreation Center:

The recreation center is a 5-acre community facility in the town center. The recreation center is planned as a large indoor and outdoor recreation facility (see Figure 7.5 for a conceptual site diagram of the recreation center). The recreation center may include the following facilities:

- ♦ Community center with meeting rooms
- ♦ Recreation hall and fitness rooms and equipment
- ♦ Associated park recreation offices



Fountains or water features are encouraged in the town center green



Example of a community recreation center



Joint-use school/park facilities are encouraged.

- ♦ Outdoor gathering and seating areas
- ♦ Tennis courts
- ♦ Half-court basketball court
- ♦ Gardens

Neighborhood Parks

Neighborhood parks range from 2 to 15 acres in size, and typically average from 5 to 15 acres in size (see Figure 7.6 for a conceptual site diagram of a neighborhood park). They include the 8 neighborhood parks to be built as joint-use facilities with proposed school facilities. Facilities will vary based on available acreage.

Neighborhood parks may include:

- ♦ Full-court basketball court
- ♦ Two tennis courts
- ♦ Youth softball/baseball field
- ♦ Volleyball court
- ♦ Open turf area
- ♦ Tot lot and equipment for ages 2-5
- ♦ Play lot/ structure for ages 6-12
- ♦ Picnic areas with BBQ, minimum 2 tables each, and either a shade structure or adequate shade from trees
- ♦ Restrooms for parks depending on planned uses
- ♦ Small maintenance building
- ♦ Security lighting
- ♦ Street frontage parking on all sides except those that border public land; possible on-site parking

Policy 7.6 Neighborhood Park Design.

Neighborhood parks shall be located and designed according to the following specifications.

1. Designated neighborhood parks within the Plan Area shall be developed in the locations indicated in Figure 7.1, "Parks and Open Space Diagram."
2. There are 98 total acres of neighborhood parks designated in the Specific Plan, which includes 18 acres of private neighborhood parks and the 3.5 acre town green.
3. Approximately 35 acres of neighborhood parks shall be joint-use parks, shared with and located adjacent to schools. These parks shall be a minimum of 4 acres in size.
4. Neighborhood parks shall be sited and designed to maximize their visibility along streets and thereby enhance the public right-of-way and neighborhood character.
5. Neighborhood parks shall generally have street frontage on all sides, except where they abut open space, drainageways, schools or public uses. Street frontage should be on collector or residential streets, as appropriate, however no more than one frontage shall be on a collector street (see Figure 7.8).
6. Neighborhood parks shall be designed with different character or themes, landscape treatment, and uses, in order to encourage variety between residential neighborhoods. These elements will be defined in the Parks and Recreation Master Plan.



Parks shall be sited to maximize their street visibility.



Neighborhood parks should be designed with a variety of themes, landscaping, and uses.

7. Parking for neighborhood parks shall be provided on nearby streets, at adjacent schools, or on-site as required by the needs of the park as determined by the County.
8. Joint-use parks shall be designed to operate independently of adjacent school facilities.

Private Parks:

A total of 22 acres of private parks are located in the active-adult community (property #1A), as indicated in Figure 7.1, "Parks and Open Space Plan Diagram."

Policy 7.7 Private Parks.

Private parks shall qualify for up to 50 percent credit toward the park dedication subject to the provisions of Section 16.08.100-I of the Placer County Zoning Code as well as the following requirements:

1. The park and its facilities satisfy all other requirements of this Specific Plan.
2. The facilities shall be privately owned and maintained by future residents of the development.

PARKS AND OPEN SPACE

3. *The facilities are restricted for park and recreational uses by covenants, conditions, and restrictions.*
4. *Residents are not charged additional fees for the use of the park and its facilities.*

Mini Parks (Pocket Parks):

Mini parks or pocket parks can be as small as 1/4 to 1/2 acre, but are more typically 1 to 2-acre sites that provide outdoor recreational opportunities to the residents in the immediate surrounding area. A total of 43 acres of mini parks are designated in the Specific Plan including 4 acres of private mini parks. Not all mini parks are shown in the Land Use Diagram but they are encouraged to be built within large residential developments.

Uses and activities in mini parks may include the following:

- ♦ Half-court basketball court
- ♦ Open turf
- ♦ Picnic area with BBQ and a minimum of 2 tables and a shade structure, or adequate shade from trees
- ♦ Security lighting

Policy 7.8 Mini Park Design.

Mini parks shall have residential street frontage on a minimum of 3 to 4 sides, except where they abut open space, drainageways, or public uses. Mini parks shall generally be located central to a neighborhood of approximately 100 homes.

Policy 7.9 Construction of Neighborhood and Mini Parks.

Landowners shall design and install park improvements for a neighborhood and/or mini park site(s) planned for the property, according to the funding and timing mechanism identified in the Development Agreements, Public



Mini park provided within large residential developments are encouraged



Picnic area and playground at a mini park serving nearby multi-family housing

Facilities Financing Plan and the following provisions, which will be included in the Development Agreements.

1. *The number, size, and location requirements for neighborhood and mini park sites shall be satisfied. In addition, when more than one park site is proposed for the property, tentative subdivision maps shall identify the appropriate neighborhoods responsible for the construction of the park sites.*
2. *Each park site shall be improved at the time of development of the applicable neighborhood assigned to the development of the park site. Park facilities will be constructed and improved according to a plan for the site prepared by the landowner and approved by the County.*
3. *Park facilities will be designed in accordance to the guidelines of the Specific Plan, the Parks and Recreation Master Plan, and the standards for facility improvements provided by the County.*
4. *Landowners are responsible for all costs associated with the approval of the park improvement plan as defined by Development Agreements.*
5. *Upon satisfactory completion of neighborhood or mini park improvements, the County shall accept the dedication of improved neighborhood or mini park sites and assume the ownership and maintenance, provided that the cost of such maintenance is funded by a County Services Area, and/or a Services Community Facilities District or other financing mechanism approved by the County.*

General Park Design Guidelines

The design of park site layouts should be consistent with the following guidelines:

1. Roads should be sited to provide a public focus and should be located next to collector streets, residential areas, schools, and open space. Community parks should provide site access from local collector streets.
2. A village green or small public plaza should be integrated into the site design of the town center and each village center.
3. Locating parks adjacent to open space is encouraged. Site design of residential neighborhoods should avoid large areas with lots backing onto parks.
4. Parks should be shaped and sized to accommodate park uses and should not be odd or leftover spaces.
5. Parks should be designed to engage the natural vegetation, topography, and features of the site.
6. Parks should be linked by a system of greenways and parkways with paths separated from vehicular traffic.
7. Parks should be centrally located in neighborhoods.
8. Parks should be located adjacent to streets for public access and visibility.
9. Streets that cut through or bisect parks should be avoided.



Small plazas are encouraged to be integrated into the design of the town and village centers.



Parks should be designed to engage the natural vegetation, topography, and features of the site.



Parks should be linked to a system of greenways and paths separated from vehicular traffic.

10. Parking for neighborhood parks should be provided on the street or shared with school lots. Parking for community parks should be adequately sized to avoid spill-over parking into adjacent residential communities.
11. Refer also to Policy 6.18 for the lighting of recreational areas and athletic fields.

Figure 7.2 Conceptual East Community Park Site Design

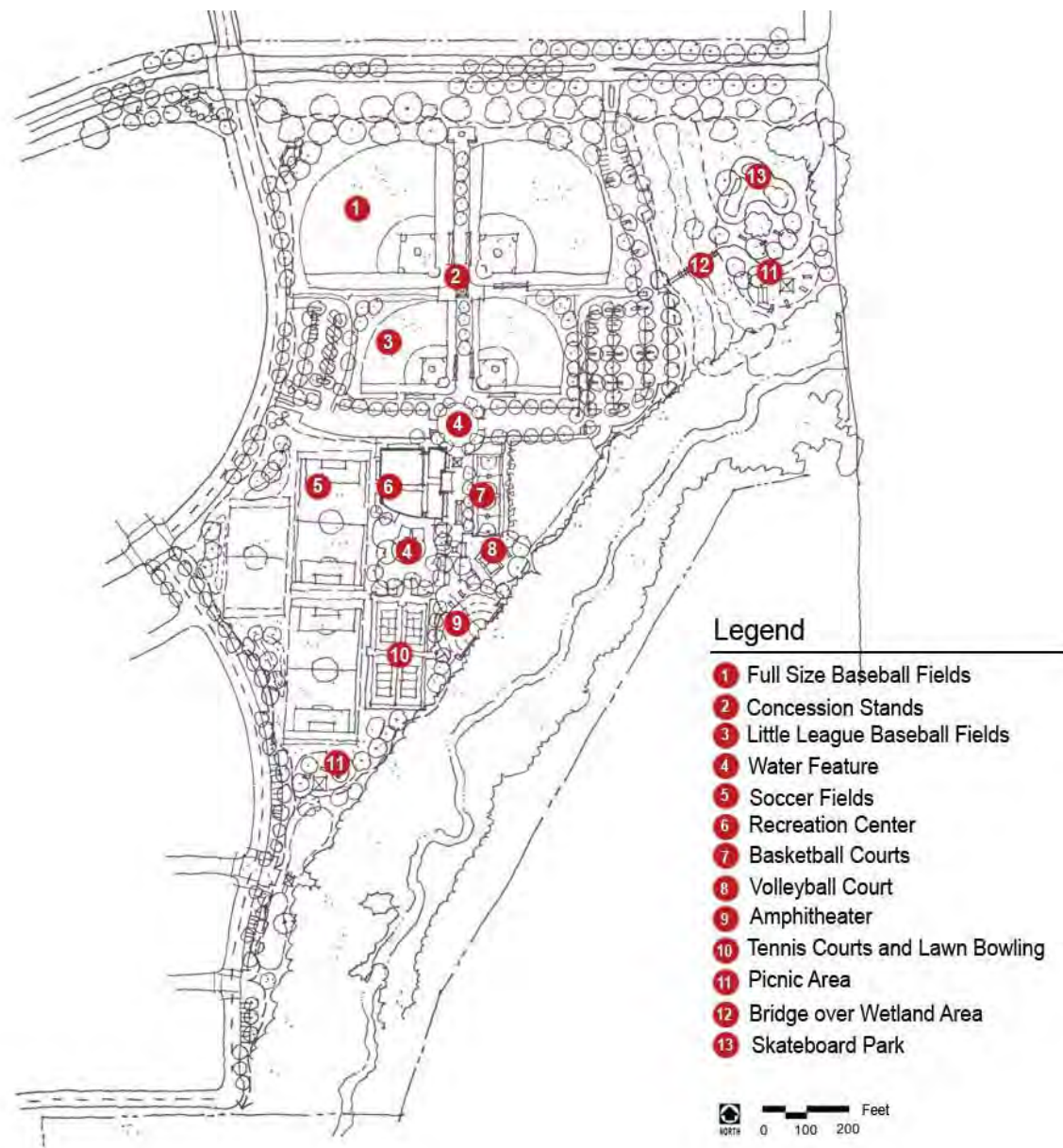


Figure 7.3 Conceptual West Community Park Site Design

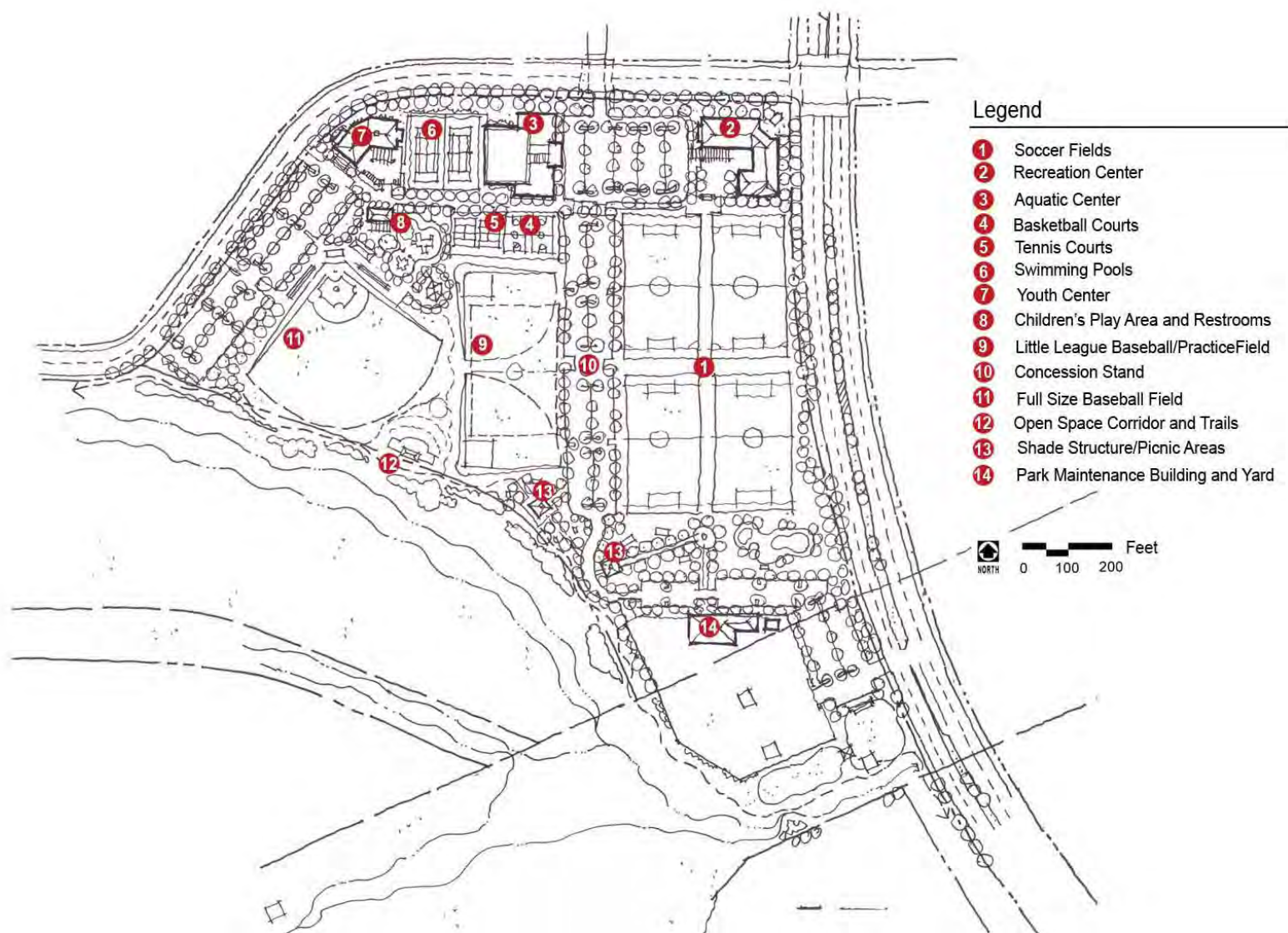


Figure 7.4 Conceptual Town Green Site Design

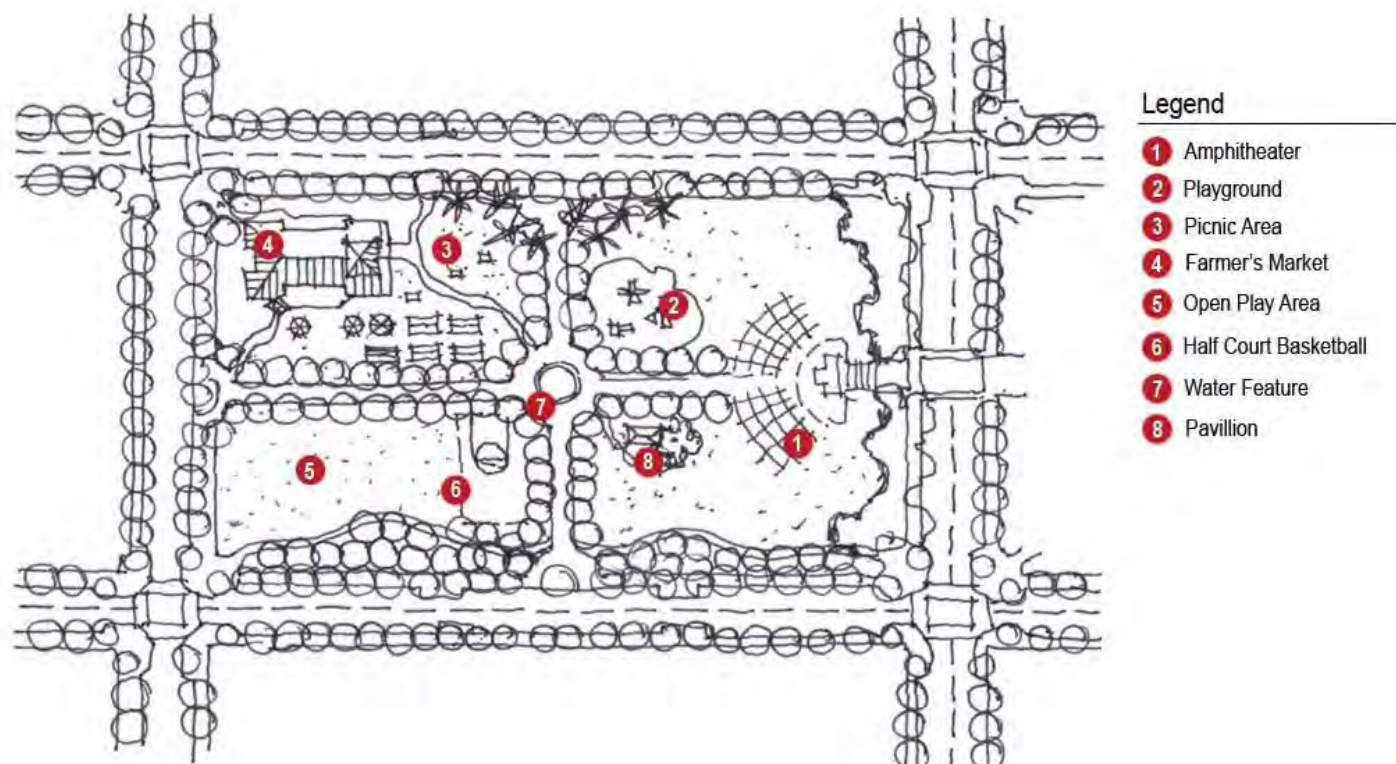


Figure 7.5 Conceptual Recreation Center Site Design

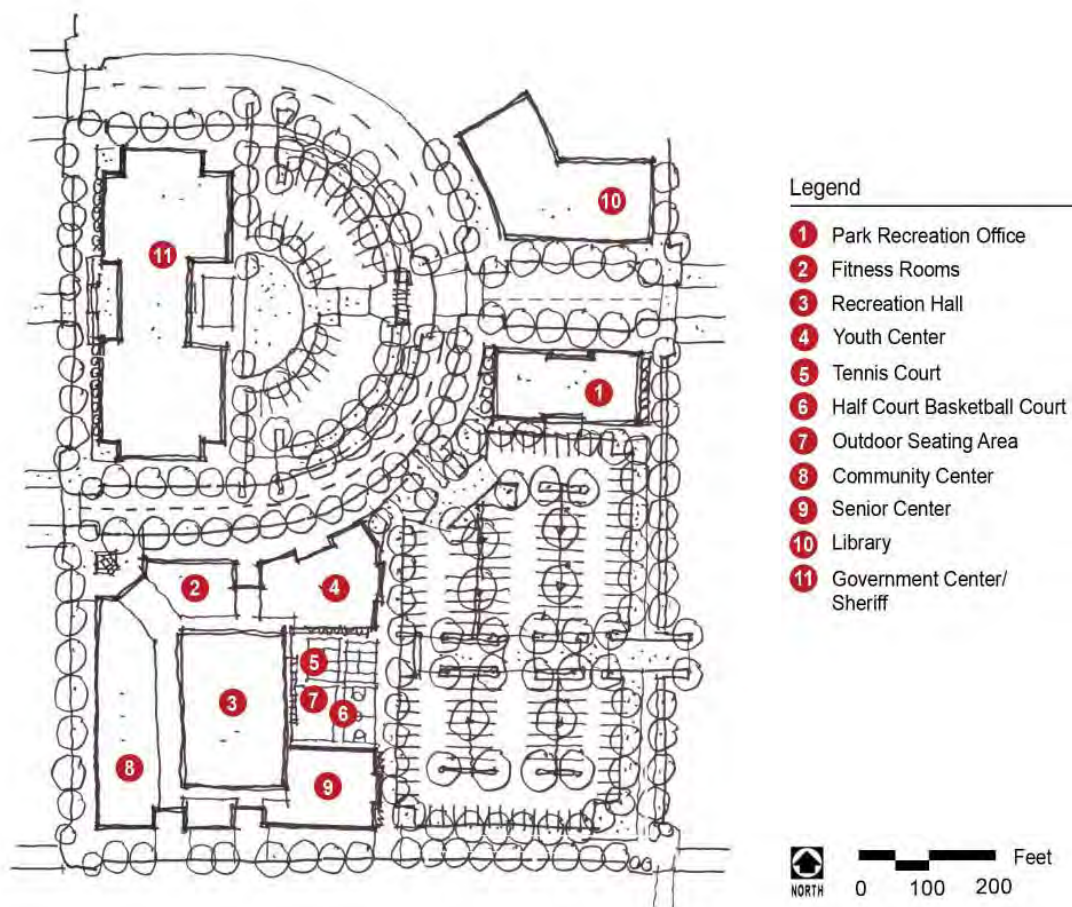
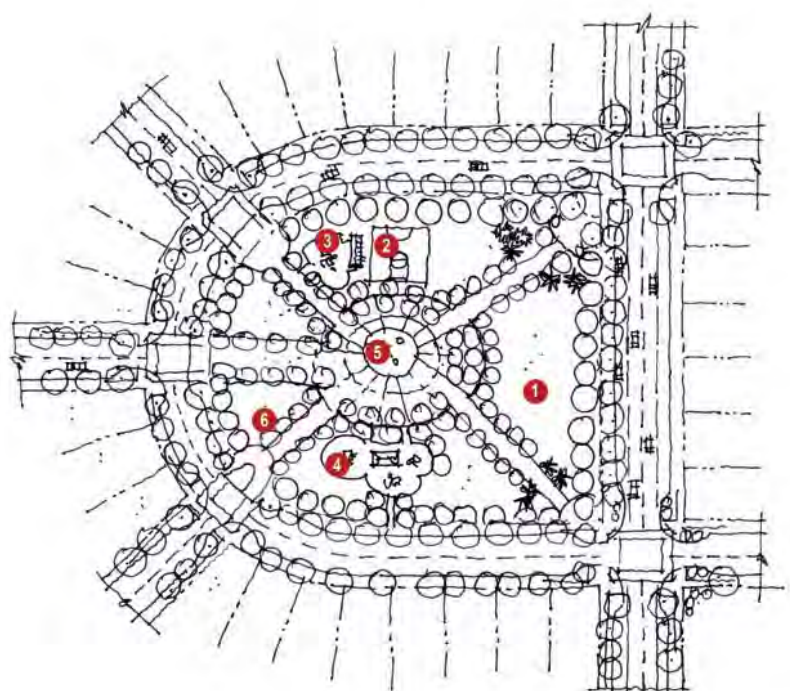


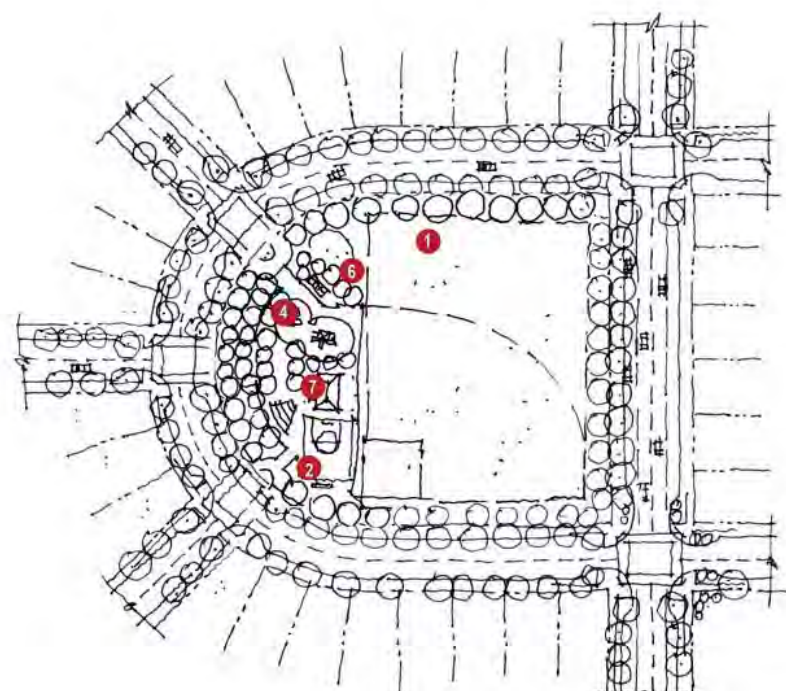
Figure 7.6 Conceptual Neighborhood Park Site Design



0 100 200 Feet

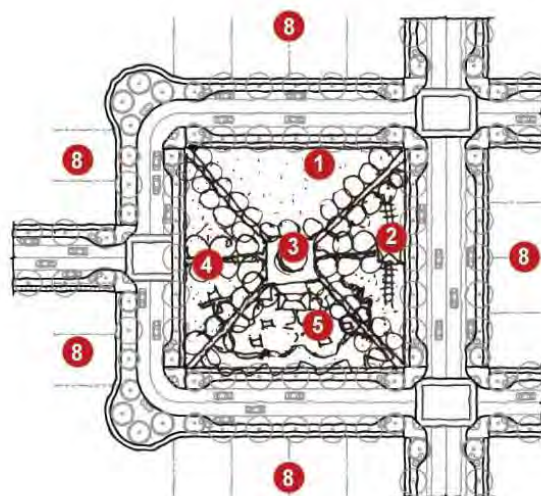
Legend

- | | |
|-------------------------|-----------------|
| 1 Open Lawn/Play Fields | 5 Water Feature |
| 2 Basketball Court | 6 Picnic Area |
| 3 Tot Lot | 7 Restroom |
| 4 Playground | |



0 100 200 Feet

Figure 7.7 Conceptual Mini Park Site Design



Legend

- 1 Open Lawn
- 2 Garden & Pavillion
- 3 Water Feature
- 4 Play Area
- 5 Picnic Area & Shade Structure
- 6 Tree Grove
- 7 Class I Trail/Public Access
- 8 Residential Lots

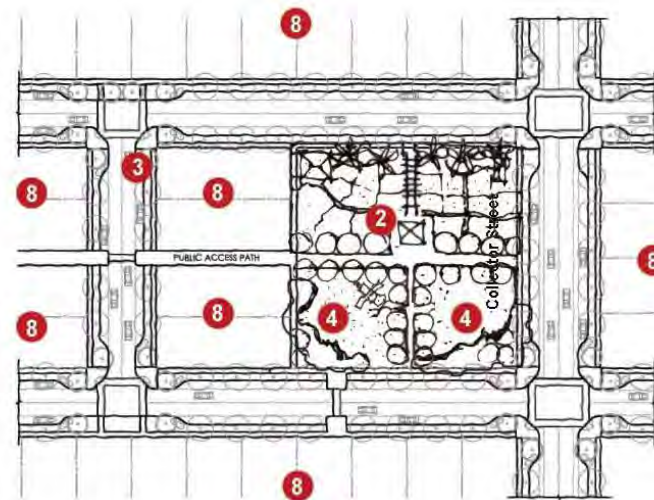
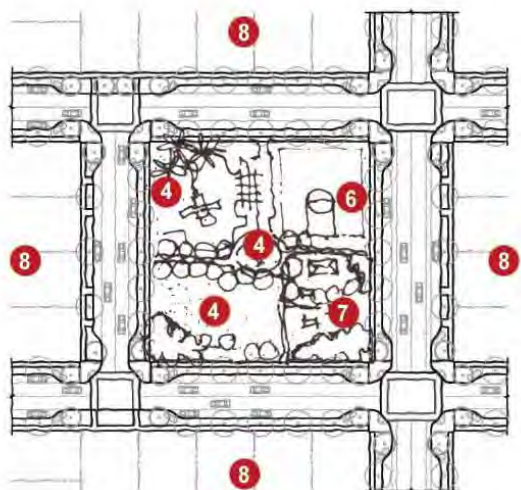
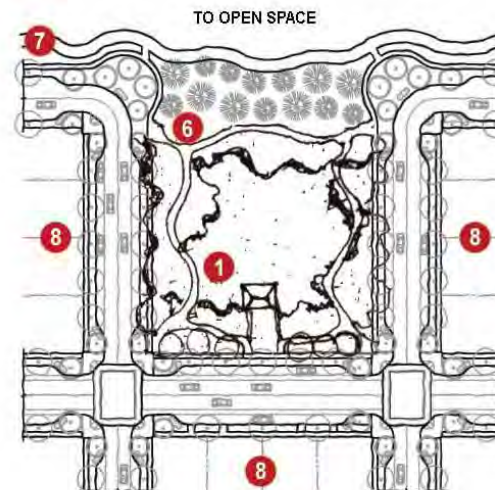
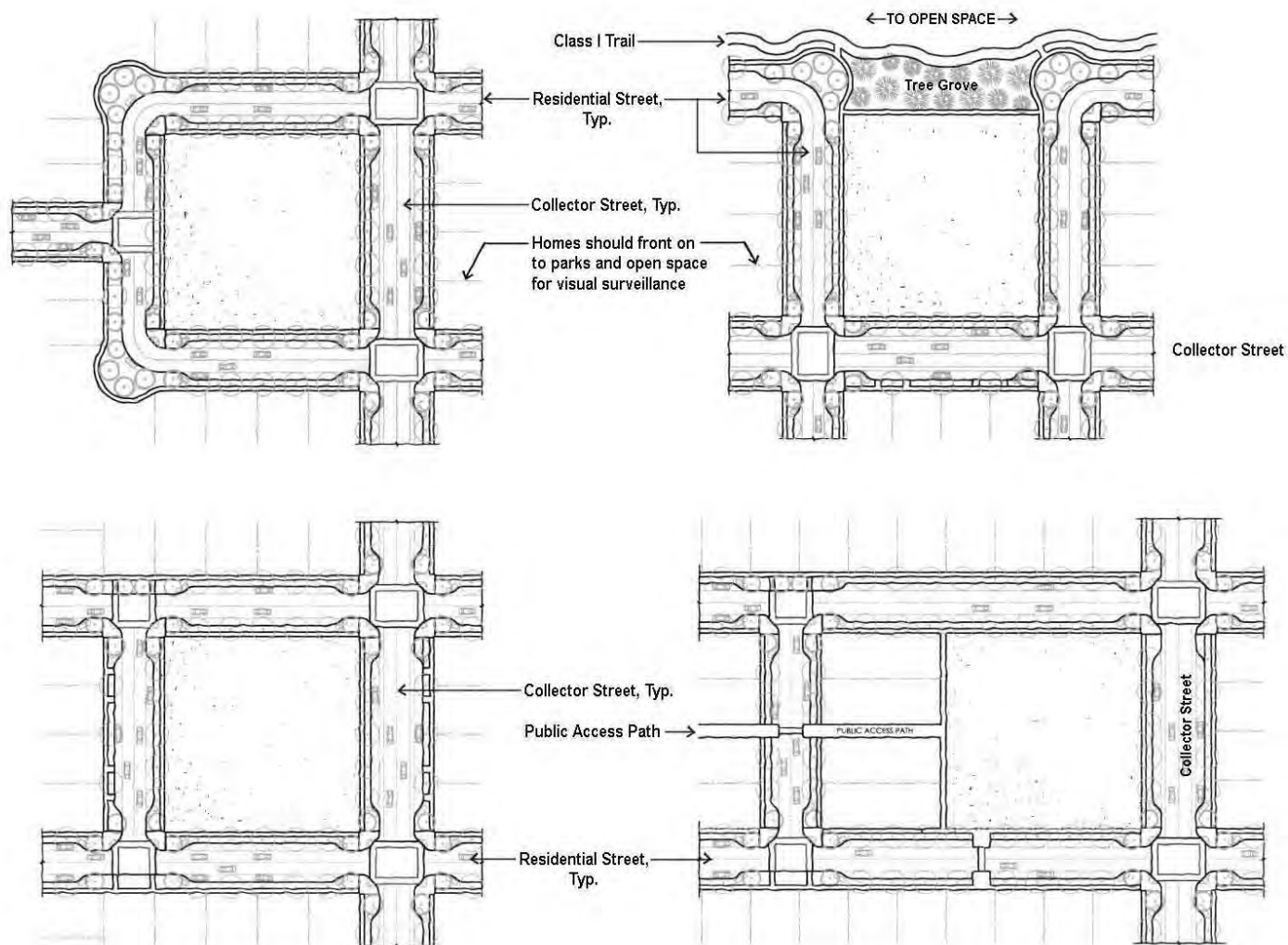


Figure 7.8 Conceptual Roadway Designs Surrounding Parks



Parks surrounded by roads can occur only on residential streets. Only one front is allowed to side on a collector street.

7.3 OPEN SPACE

The open space system includes drainage ways, floodways, riparian and wildlife corridors, protected woodlands and other sensitive habitat areas, greenways (e.g., trails and landscaping), and utility and power line easements.

Open space corridors and easements in the Plan Area provide trails, stormwater conveyance, flood detention, opportunities for wetland mitigation, and buffers and transition areas between different land uses. Open space and landscape buffer areas may also have passive recreation facilities, which may include community-wide bicycle trail loop systems, interpretive signs for preserved wetlands, bird watching areas, rest stops with benches, overlooks, picnic areas, gathering areas, and gardens.

Open space buffer areas on the periphery of the Plan Area are provided as a landscape transition between the urban character of Placer Vineyards and the adjoining rural residential and agricultural uses in the county. These are landscaped setback areas tied into the open space and trail system and provide opportunities to connect to the system of trails, stormwater drainage swales, and habitat corridors. Open space buffers are also intended to screen residential neighborhoods from odors and other potential land use incompatibilities created by agricultural activities that may still be occurring in the SPA.

Passive park spaces are also provided in 2 open space areas that contain oak groves. These open space areas are intended to preserve significant clusters of existing oak trees on-site and provide recreational opportunities for the Placer Vineyards community.

A network of trails will provide public access through the open space system, connecting to the communities within and outside of the Plan Area. This community-wide trail system includes a key east-west link from the SPA along the Sacramento/Placer County line to Gibson Ranch Park, and will connect north to the Doyle Ranch subdivision along the Dry Creek corridor. The location and design standards for trails are set forth in Chapter V, "Transportation and Circulation."

Goal 7.3 Create an interconnected system of open space that encompasses the preservation and enhancement of natural habitat areas for the use, appreciation, and enjoyment of the community.

Goal 7.4 Locate open space accessible to residents and link these lands to community activity areas and recreation areas.

Policy 7.10 Types of Open Space Land.

The Placer Vineyards Plan satisfies the County requirement for the dedication of 5 acres of passive park land per 1,000 Plan Area residents. The following types of open space will be considered passive parks and count toward meeting the passive park requirement:

- ♦ *Floodways*
- ♦ *Site protected wildlife corridors*
- ♦ *Greenways with potential for trail development*
- ♦ *Open water (ponds, lakes, and reservoirs)*
- ♦ *Protected woodland areas*
- ♦ *Protected sensitive habitat area, provided that interpretive displays are provided (i.e., wetlands and habitat for rare, threatened, or endangered species)*

Policy 7.11 Dedication of Open Space Land.

The Specific Plan contains 709 acres of open space land, of which (approximately 21.6 acres per 1,000 residents) shall satisfy County passive park requirements. Passive park land shall be dedicated to Placer County. Where restrictions must be placed on open space lands so as to meet environmental permitting and protection requirements (i.e., preservation, protective setbacks), such lands shall be restricted from public access.

Policy 7.12 Maintenance of Open Space Land.

Maintenance of passive park land and improvements therein will be provided by a community-wide fee assessed by a County Services Area and/or a Services Community District, or similar mechanism, as described in the Public Facilities Financing Plan. Certain trails, such as the Dry Creek trail, that provide a community-wide or regional benefit, may also be constructed, utilizing funds from this community-wide fee.

Policy 7.13 Facilities in Open Space Corridors.

Specific design features and functions of open space corridors shall be defined by the Park and Recreation Master Plan and will be finalized when detailed plans (i.e., tentative maps) are prepared and submitted to the County.

Policy 7.14 Facilities in Open Space Areas.

Recreation facilities in open space and buffer areas shall accommodate passive uses such as walking, jogging, bird watching, picnics, interpretative signage and teaching areas, rest stops, and overlooks. These improvements will be located and described by the Park and Recreation Master Plan and installed by the owners of the adjacent parcels when those parcels are developed.

Open Space Buffers

Goal 7.5 Use landscape buffers to protect the natural environment from the built environment, to separate incompatible land uses, and to provide transitions from higher intensity urban development to more rural developments around the Placer Vineyards Plan Area.

Policy 7.15 Buffer Areas Adjacent to the Special Planning Area.

Buffers shall be provided along the entire edge of the Special Planning Area. Figure 7.10, the “Conceptual Special Planning Area Berm and Open Space Buffers Diagram” provides the required open space buffer setbacks and lot design treatments adjacent to the SPA. Refer also to Policy 3.28, “Compatibility to Adjoining Large-Lot Rural and Agricultural Uses.”

Policy 7.16 Buffers along the County Line.

A 200-foot wide buffer with single loaded streets along its northern side shall be designed along the Placer/Sacramento County line from Tanwood Avenue to Palladay Road. A 50-foot wide buffer with single loaded street along its northern side shall be provided along the Placer/Sacramento County line, adjacent to Gibson Ranch Park (see Figures 7.15 and 7.16).

Policy 7.17 Oak Grove Open Space Areas.

Concentrations of significant oak trees on the site shall be preserved in 2 large oak grove open space areas. One will be located at the northwest corner of Dyer Lane and 12th Street and the other will be located on the east side of the Plan Area along the Dry Creek Corridor (see Figure 7.1). These open spaces shall preserve the existing stands of oak trees and serve as passive open space areas that provide a visual and educational resource to the community.

Open Space Buffers Design Guidelines

The design guidelines of open space and buffer areas should be consistent with the following:

1. To the extent feasible, trails and park amenities should be carefully sited to avoid disturbance of sensitive natural resources on-site. Sensitive preserve areas, wetland areas, or stands of oak trees may be protected using fences to discourage access and help establish plantings.
2. Within open space areas, grading, realignment, and excavation will be required for flood protection, stormwater drainage, or retention ponds.
3. Fences, 4 feet high and open in character, shall be used to protect sensitive habitat and other preservation areas or to restrict vehicular access at streets.
4. Within open space areas, landscaping will consist of drought-tolerant grasses, ground covers, California native trees, and the plants recommended for use in open space areas in Appendix B, “Recommended Plant List.”
5. Within buffer areas, landscaping will consist of plants, such as evergreen and deciduous trees, shrubs, and ground cover.
6. See Figure 7.1 for the locations of open space buffers and Figures 7.10–7.16 for more detailed plans and cross sections.

Open Space Character: Valley Oak Savanna

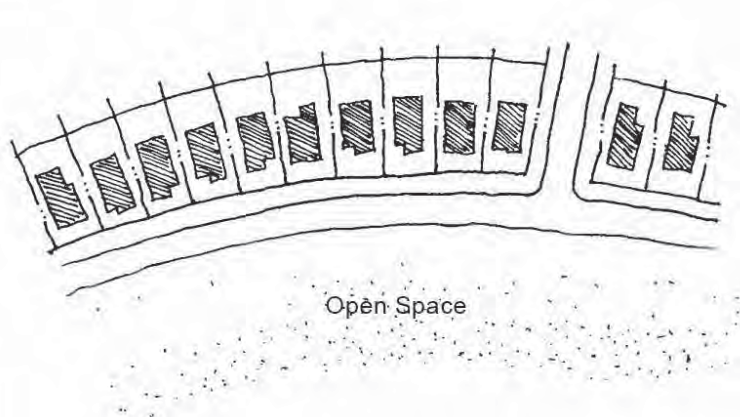
Open space areas should complement the character of the existing site (which is predominantly Valley Oak or Savanna). Open space areas may consist of woodland canopies dominated by valley oak trees. They may also include tree species such as buckeye, western redbud, and California coffeeberry. Understory shrubs that support the woodland include upland scrub species such as California wild grape, elderberry, manzanita, toyon, and California blackberry. Ground cover and meadow areas consisting of native grasses and forbs including penstemon, monkey flower, California brome, barley, wild rye, and needlegrass can also be included.

These open space areas can integrate wildlife habitat enhancement and restoration while providing local residents with opportunities for passive recreation, gardening, ecological observation, and education. A recommended plant palette is provided in Appendix B.

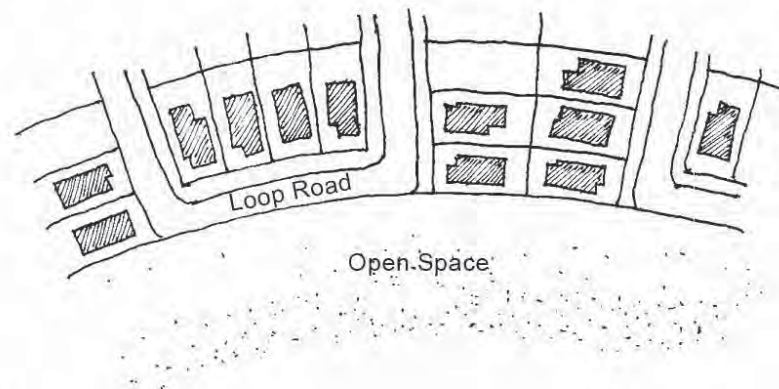
Community Gardens

Implementation of community gardens by gardening clubs, non-profit organizations, or local neighborhood associations and groups is encouraged. Community gardens provide places for local residents to grow their own vegetable gardens and learn new gardening techniques. They can help to promote healthy communities by strengthening community bonds, providing home-grown food, and promoting environmental awareness. Community gardens may be located at various open space areas and along the corridors of electrical power lines. Gardens benefit the community by increasing adjacent property values, reducing air pollution, moderating the climate, and supporting a diversity of plant and animal life. Community gardens can also be used to grow many diverse plant communities such as native plants, wildflowers, roses, vegetables, herbs and ethnobotanical (medicinal) plants. Certain gardens can be planted to attract butterflies, hummingbirds, and other wildlife.

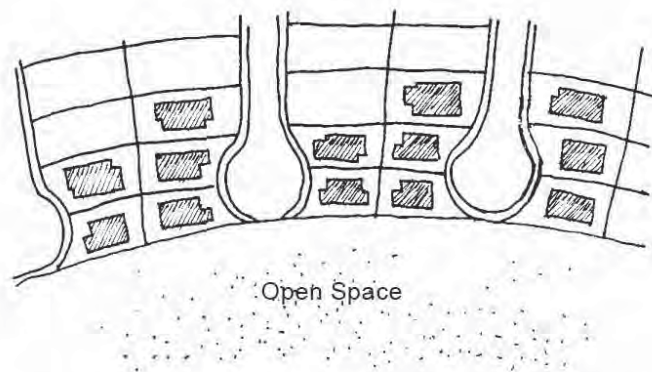
Figure 7.9 Open Space Buffer Conditions



Plan A: Lots Fronting Open Space

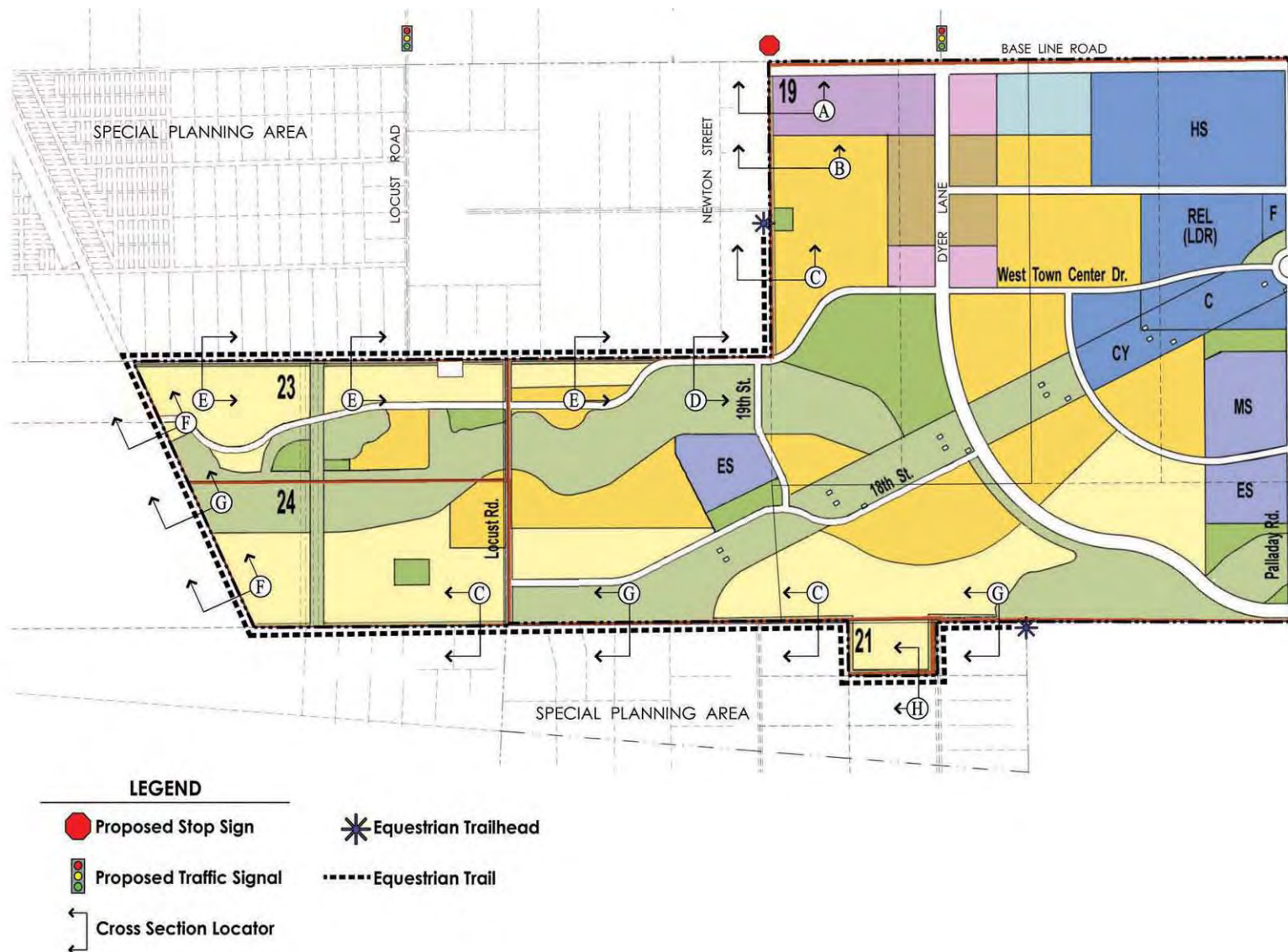


Plan B: Loop Road With Lots Fronting and Siding onto Open Space



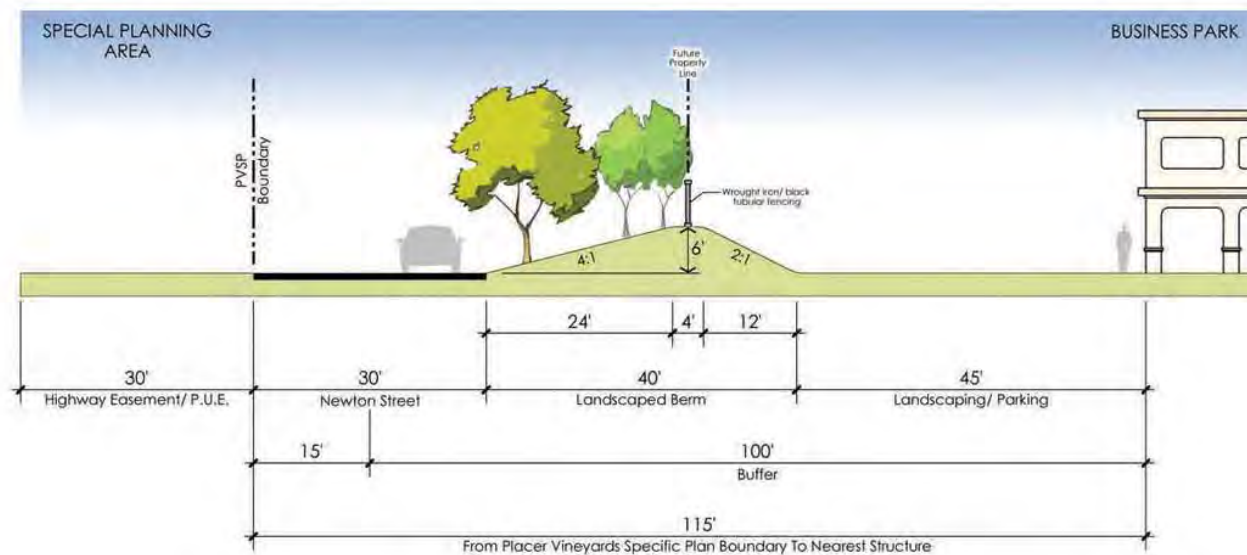
Plan C: Cul De Sac with Lots siding onto Open Space

Figure 7.10 Conceptual Special Planning Area Berm and Open Space Buffer Diagram



Source: MacKay & Soms, 2007

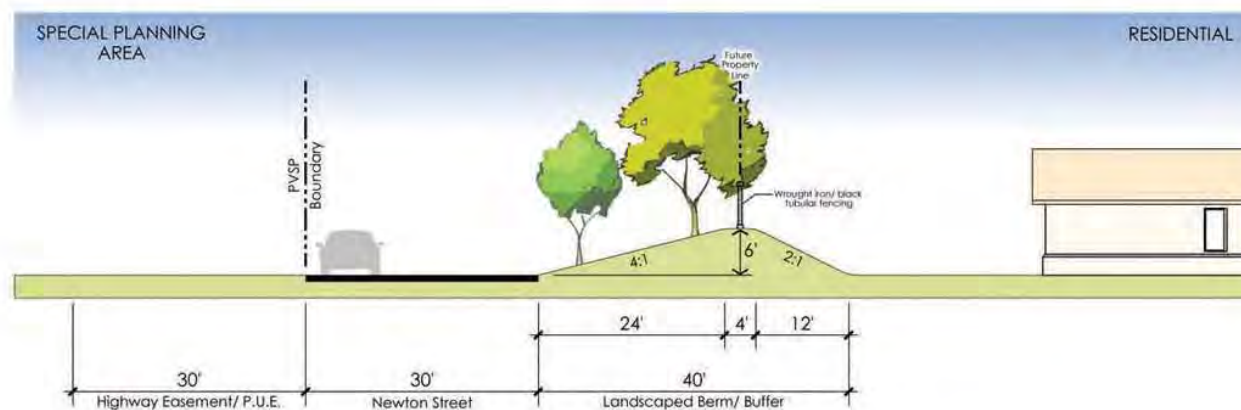
Figure 7.11 Open Space Buffer Section



SECTION A

Berm Adjacent To BP Land Use

n.t.s.



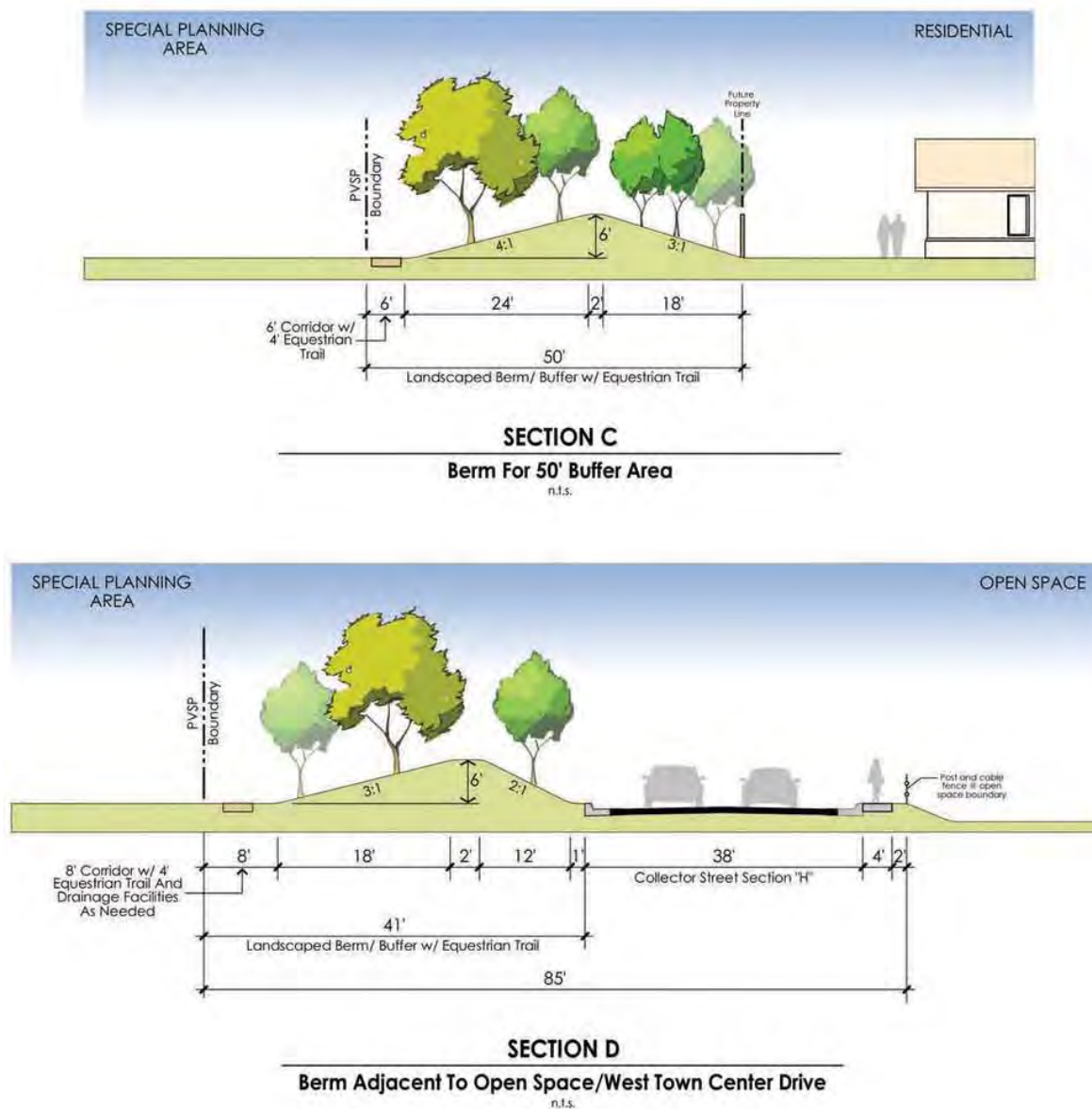
SECTION B

Berm Adjacent To Residential @ Newton St.

n.t.s.

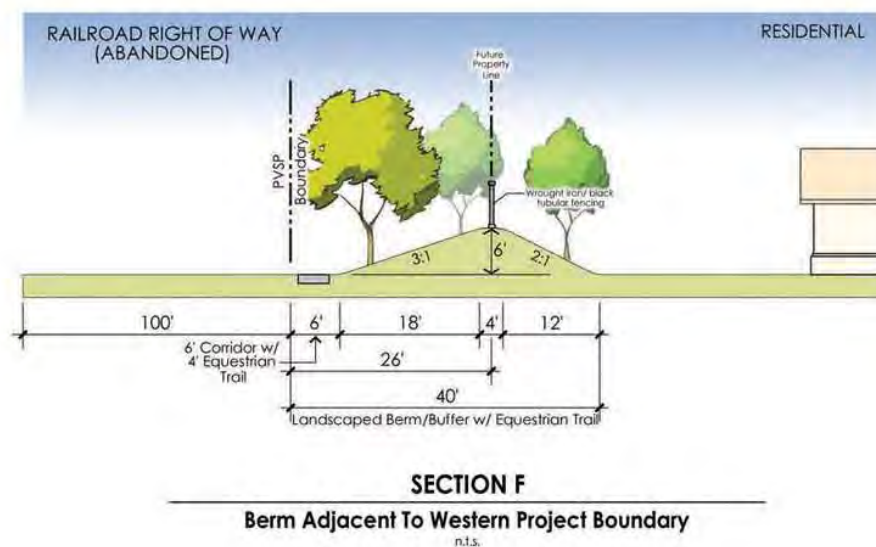
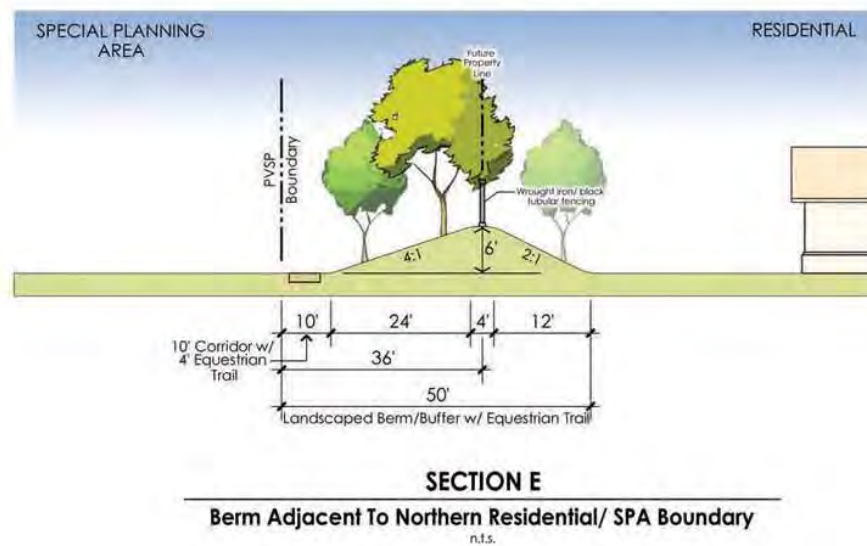
Source: MacKay & Soms, 2007

Figure 7.12 Open Space Buffer Section



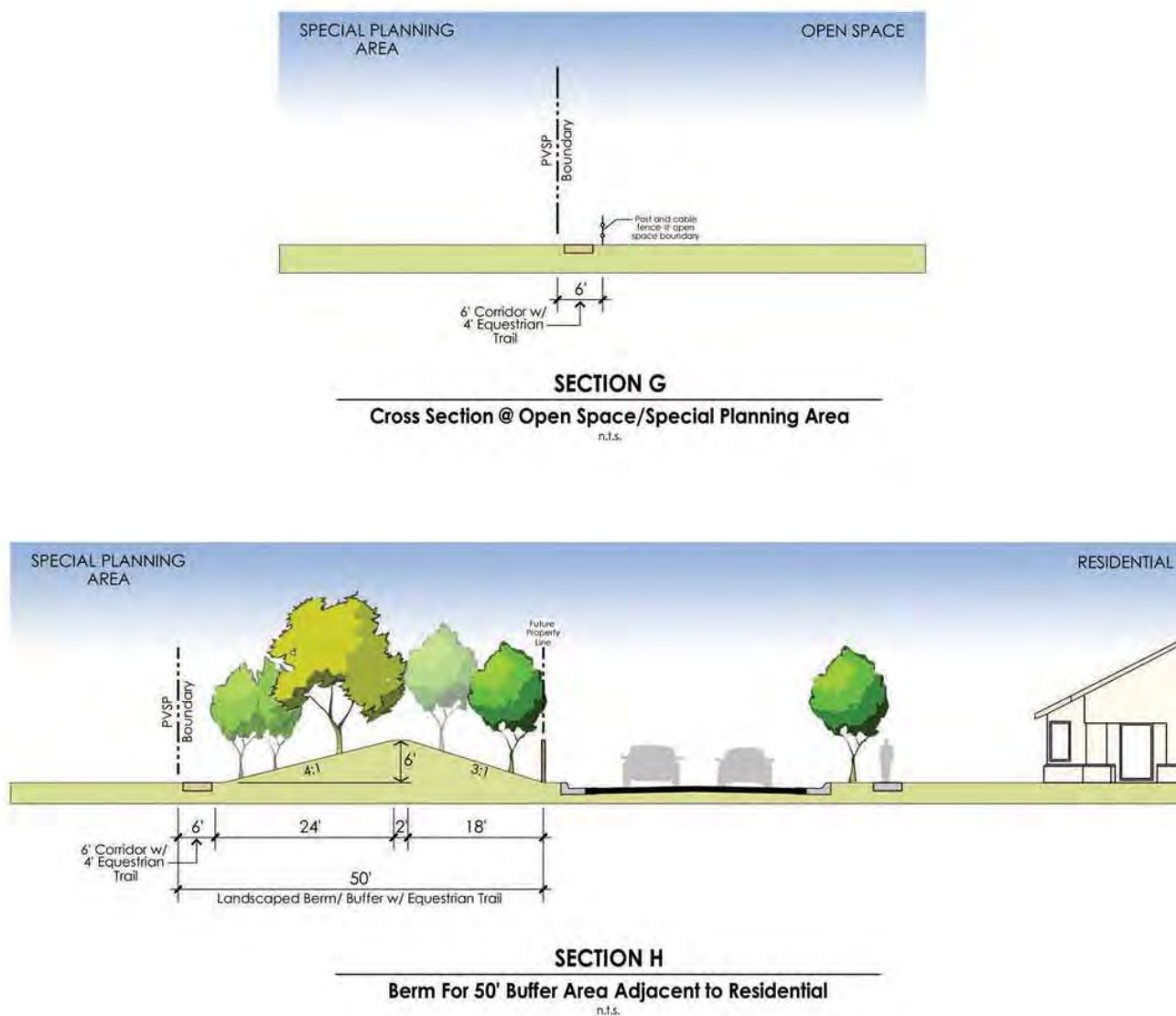
Source: MacKay & Soms, 2007

Figure 7.13 Open Space Buffer Section



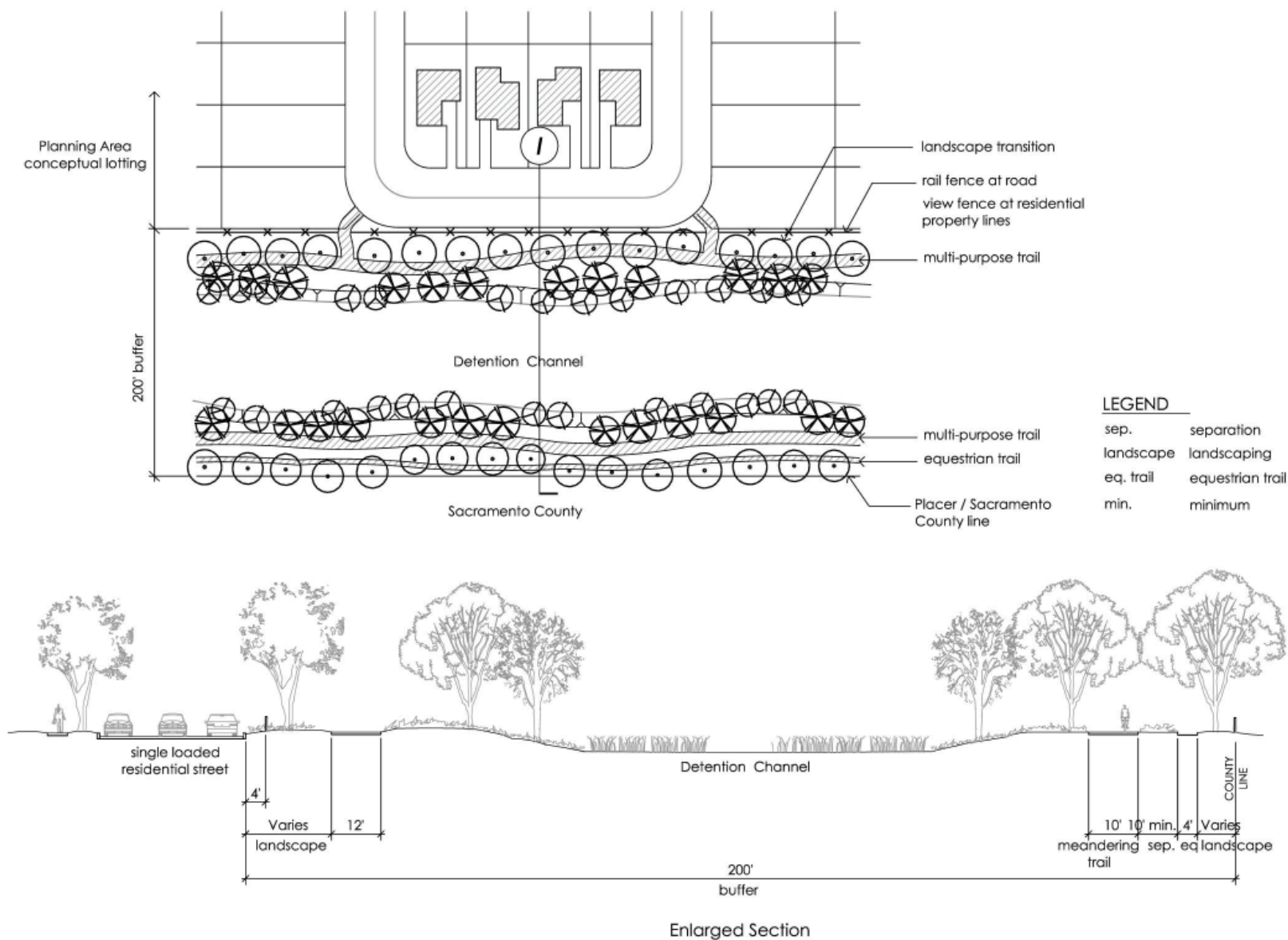
Source: MacKay & Soms, 2007

Figure 7.14 Open Space Buffer Section



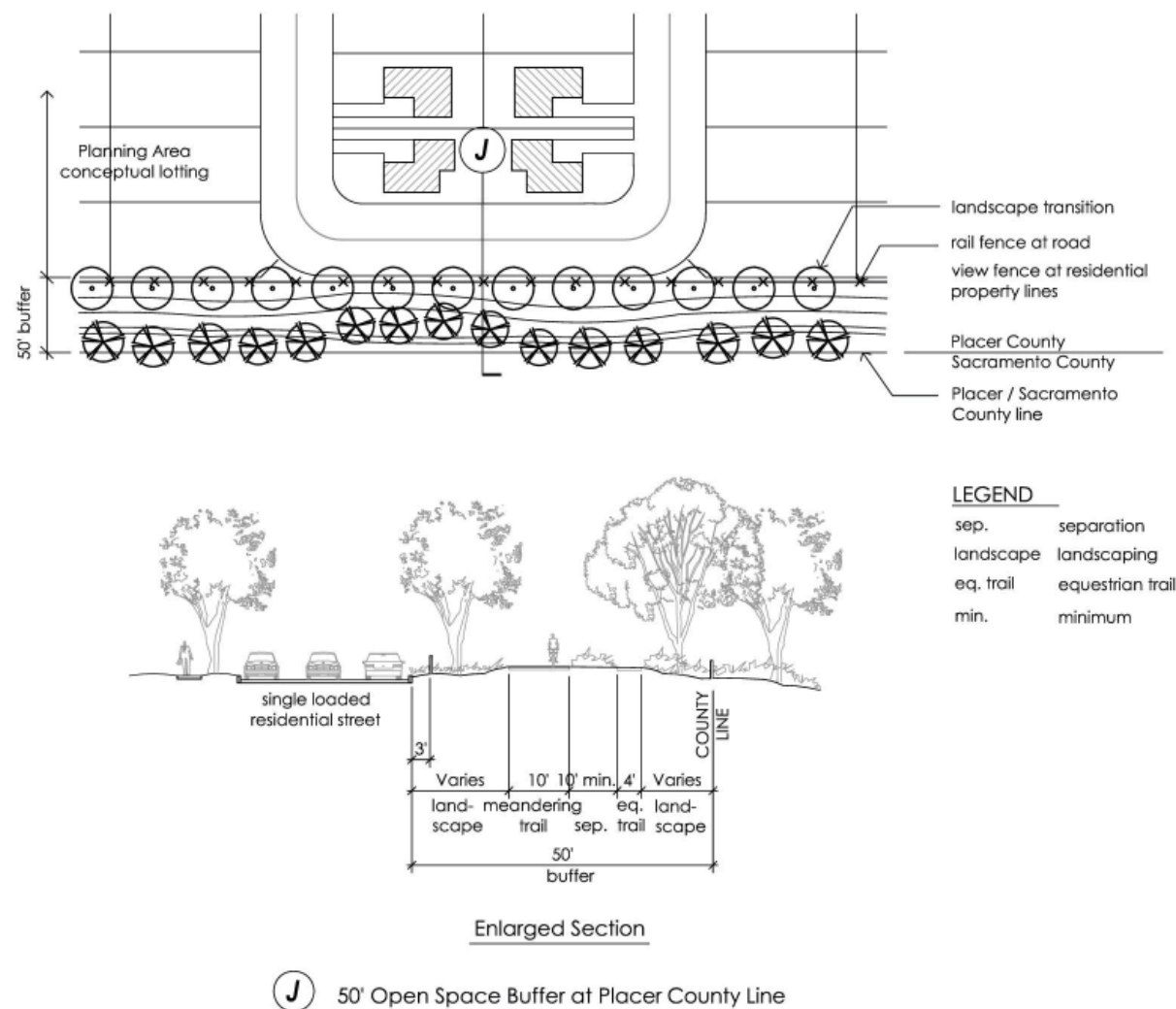
Source: MacKay & Soms, 2007

Figure 7.15 Open Space Buffer Section



I 200' Open Space Buffer at Placer County Line

Figure 7.16 Open Space Buffer Section



CHAPTER VIII: PUBLIC UTILITIES AND SERVICES



8.1 PUBLIC UTILITIES AND SERVICES CONCEPTS

Context

This section provides an overview of the existing public utilities and services and identifies the backbone infrastructure necessary to serve the build-out of the Placer Vineyards Plan Area (Plan Area). The intent of this Specific Plan is to ensure the timely implementation of public utilities and services to maintain the specified service levels for the Plan Area, as defined in the *Placer County General Plan*.

Specific utilities that will be required by the development include roadways, sewer, water, storm drainage, and solid waste disposal. Public services that will be provided in the Plan Area include schools, general County services, a library, fire protection, law enforcement, and parks and recreation. Refer to Chapter V, "Transportation and Circulation," for information on roadways, public transit systems, and trails. Parks and recreation facilities are discussed in Chapter VII, "Parks and Open Space." For timing and financing of facilities refer to Chapter IX, "Implementation." Table 8-1 provides a summary of the service providers for the Plan Area.

8.2 PUBLIC UTILITIES GOALS AND POLICIES

This section addresses the public utilities that will be required to serve the Plan Area. Refer also to the following technical studies and infrastructure plans prepared for Placer Vineyards for more specific details.

- ◆ Placer Vineyards Wetland Delineation (ECORP)
- ◆ Corps of Engineers 404 Permit Application (ECORP)
- ◆ Master Drainage Plan (Civil Solutions)
- ◆ Sewer Master Plan (MacKay & Soms)
- ◆ Water Master Plan (Brown and Caldwell)
- ◆ Recycled Water Master Plan (Brown and Caldwell)
- ◆ Dry Utilities Plan (Krause & Associates)

Goal 8.1 Create a comprehensively planned infrastructure system to serve the needs of future residents and allow existing residents to tie into upgraded facilities.

Goal 8.2 Provide public facilities in a timely manner, as required to serve new development without adversely affecting existing levels of service.

Goal 8.3 Conserve water and energy through the use of recycled water and other water-efficient and energy-saving designs.

Policy 8.1 Public Facilities Implementation.
The following policies provide the framework for implementation of public facilities:

1. New development and the public facilities to serve new development shall be planned and developed according to the Specific Plan Development Agreement, master plans and local state standards.
2. The Development Agreement between Placer Vineyards landowners and the County shall ensure that the project pays for its share of construction costs.
3. All public facilities shall be constructed and publicly dedicated as reflected in this Specific Plan and as specified in the Development Agreement.
4. Reasonable efforts shall be made to facilitate future connections to the system of public utilities and roads.
5. Utility lines shall be placed underground to the extent feasible.
6. Utilities shall be designed and constructed to minimize future operation and maintenance costs to users.

Policy 8.2 Public Utilities and Services to the Special Planning Area.

Specific Plan infrastructure (water, wastewater, and drainage) shall be sized for the subsequent extension of these services into the Special Planning Area (SPA). However, property owners in the SPA will be responsible for the costs of extending infrastructure to their property, including any hook-up, Plan Area, or Special District fees. Developers of properties west of Dyer Lane that abut the eastern project boundary of the SPA shall be required to stub water and sewer mains of a size adequate to serve the SPA to their western project boundary and shall provide any easements necessary to accommodate this infrastructure. The specific number, location, and timing of such extensions shall be established at such time as subdivision tentative maps are approved for these properties.



Table 8-1 Plan Area Service Providers

Service	Proposed Provider
Roadways	Placer County
Water	Wholesale: Placer County Water Agency Retail: California American Water Company or Placer County Water Agency
Drainage/Flood Control	Placer County and/or County Service Area (CSA)
Recycled Water	Wholesale: City of Roseville Retail: Placer County or another public entity ¹
Sewer	Placer County Treatment: Roseville WWTP (South Placer Wastewater Authority) (Alternative: Sacramento Regional County Sanitation District)
Solid Waste Disposal	Auburn Placer Disposal Service
Electrical Service	Pacific Gas and Electric Company (PG&E)/ Sacramento Municipal Utility District (SMUD)
Natural Gas	PG&E
Telephone	Sure West/ AT&T-SBC
Cable TV	Comcast and/or other provider
Sheriff's Protection	Placer County
Fire Protection	Placer County Fire District, Sacramento Metropolitan Fire District ²
Schools	Center Unified, Elverta Joint Elementary, and Grant Joint Union High School Districts
Library	Placer County
General County Services	Placer County
Parks and Open Space	Placer County

Note:

1 Service responsibility may be assumed by a future multi-jurisdictional joint power authority consisting of the County and the City of Roseville.

2 The Sacramento Metropolitan Fire District serves a 1 square mile area in the southwest portion of the Plan Area.

8.2.1 WATER SUPPLY AND DISTRIBUTION FACILITIES

The Plan Area is within the service area of Placer County Water Agency (PCWA). The Plan Area will receive water service from a variety of sources during the various phases of its development.

Goal 8.4 Encourage the use of recycled water as one source for the irrigation of site landscaping.

Goal 8.5 Meet the Placer County General Plan requirement to assist in the supply of affordable agricultural water, including reclaimed water, to surrounding agricultural lands in South Placer County.

Policy 8.3 *Agricultural Water Supply.*

Development within the Plan Area should assist in the provision of agricultural water to surrounding agricultural lands. Sources of such agricultural water include reclaimed and retained water and newly developed surface water sources. Placer Vineyards shall pay agricultural water development fees to the Placer County for use in improvement projects that will increase the storage and supply of recycled water for agricultural customers in southwest Placer County.

Existing Water Supply and Distribution

No public water supply or distribution system currently exists in the Plan Area. Private wells pump groundwater for various agricultural and domestic uses. In the short term, groundwater will continue to supply water for farm operations.

Water Supply Planning

PCWA has determined that it has sufficient water rights to meet the projected demands of projects likely to develop in western Placer County through 2030, including the Plan area. PCWA prepared a water supply assessment for the proposed Placer Vineyards Specific Plan as required by both Senate Bill (SB) 221 and SB 610. PCWA concluded that its remaining surface water entitlements are adequate to meet the build-out of the General Plans of the cities and unincorporated area in western Placer County, including the proposed Placer Vineyards Specific Plan.

Initial Water Supply and Distribution

Water supplies for the initial development phases will be provided from PCWA's unused American River Middle Fork project water to be diverted at PCWA's new American River pump station, conveyed to, and treated at the Foothill Water Treatment Plant. Treated water will be delivered through PCWA's existing transmission pipeline system to the City of Roseville's water system under a cooperative agreement between the City of

Roseville and PCWA. As shown in Figure 8.1, the initial water supply system will extend from the northeast corner of the Plan Area along Base Line Road and connect to an existing City of Roseville pipeline on Fiddymont Road.

Alternatives to the initial water supply could be made available by PCWA if the Sacramento River diversion has not begun deliveries at the time that additional water supplies are needed. One alternative to the initial water supply is the same source described above, PCWA's unused American River Middle Fork project water, diverted at the American River pump station and treated at the Ophir water treatment plant. A second alternative to the initial water supply is to construct a new pipeline from the project to the San Juan/Sacramento Cooperative pipeline, which currently terminates near the Antelope Road-Walerga Road intersection. This alternative water supply option would also require improvements to the San Juan Water District's Folsom Lake diversion and treatment facility.

Long-Term Water Supply and Distribution

The source of long-term water is planned to come from a new water diversion at the Sacramento River (see Figure 8.1). Water will be supplied via a pipeline constructed along Base Line Road, running south on Pleasant Grove Road, west along Elverta Road, and connecting to the Sacramento River. Construction of this joint pipeline will be undertaken by PCWA.

Only if the Sacramento River diversion project described above becomes infeasible, the alternative long term water supply from the Ophir water treatment plant (the same water entitlement described above in the alternative for the initial water supply) will be pursued. If the water entitlement is proposed to be taken from the American River, an enlargement of the American River pump station would be required and a parallel water pipeline would need to be constructed along the same course as the initial water supply, connecting the American River pump station to PCWA's existing water distribution system.

Refer to Figure 8.3 for the proposed route of the alternative water pipeline to serve the Plan Area.

On-site Water Supply and Distribution

A backbone water transmission main located on Base Line Road will provide water to the entire Specific Plan Area. A water distribution grid consisting of mains located alongside the arterial and collector road system will connect to the main on Base Line Road (see Figure 8.1). Five water storage tanks are also distributed throughout the Plan Area to provide approximately 15 million gallons of storage. The supply and distribution system and proposed tank locations are shown in Figure 8.2.

PUBLIC UTILITIES AND SERVICES

Recycled Water Supply and Distribution

Recycled water from treated wastewater is generated at the Dry Creek Wastewater Treatment Plant (DCWWTP) and the newly constructed Pleasant Grove Wastewater Treatment Plant (PGWWTP).

Initial Recycled Water Supply

The Plan Area will, to the extent feasible, use recycled water to irrigate its parks, schools, and publicly landscaped areas (including roadway corridors and medians). Initially a connection will be constructed to an existing recycled water line south of Dry Creek near Walerga Road. The line will be extended to the west along the south side of Dry Creek and then north at a point east of Watt Avenue, crossing beneath Dry Creek to the Plan Area (see Figure 8.4). Booster pump and water storage tank locations within the Plan Area will be established during final design of the recycled water system.

Long-Term Recycled Water Supply

There are plans to construct a recycled water line from the PGWWTP, west along Phillip Road and south along Watt Avenue to serve the West Placer area, including the Plan Area as it builds out. The PGWWTP water supply would supplement and/or replace the DCWWTP service. Placer County plans to provide recycled water to the Plan Area from water obtained from the treatment plants owned and operated by the City of Roseville's wastewater treatment plant. Service responsibility may be assumed by a future multi-jurisdictional joint power authority consisting of the County and the City of Roseville.

Agricultural Water Supply

South Placer County agricultural customers currently obtain water from groundwater, PCWA, and the Nevada Irrigation District. Recycled water is available from the City of Lincoln Water Treatment and Reclamation Facility.

8.2.2 WASTEWATER COLLECTION AND TREATMENT

The Plan Area consists of two wastewater service areas. The approximately 890 acres generally east of Watt Avenue (indicated as "Shed B" on Figure 8.5) are within the service area of the DCWWTP, which is operated under a joint powers authority agreement between Placer County, the City of Roseville, and the South Placer Municipal Utility District. The larger remaining portion of the Plan Area generally west of Watt Avenue ("Shed A" on Figure 8.4) is not within the DCWWTP's service area. Two options available to serve the Plan Area are described below. Refer also to the Placer Vineyards Specific Plan Sewer Master Plan (MacKay & Somps, March 2006) for more detailed information.

Goal 8.6 Provide wastewater treatment and disposal in a timely manner, to serve new development.

Existing Wastewater Treatment and Disposal

Wastewater treatment and disposal in the Plan Area is currently provided through individual on-site wastewater disposal systems. These on-site disposal systems are either septic tanks with leaching trench systems or seepage pit systems.

Planned Wastewater Collection and Treatment

The preferred option for wastewater service is to treat flows from the entire Plan Area at the DCWWTP. Most of the approximately 890 acres in the eastern portion of the Plan Area, which are already within the current service area of the DCWWTP, would be served by a collection system discharging to a sewage lift station to be located south of Dyer Lane and east of Watt Avenue. From the lift station, wastewater flows would be carried in a force main along the south side of Dry Creek to an existing force main, located east of Walerga Road (see Figures 8.5 and 8.6).

Wastewater from the approximately 4,340 acres in the western portion of the Plan Area would be directed to the DCWWTP by way of force main pipelines in the same utility corridor. This corridor would extend from the Plan Area, south along Watt Avenue, east along PFE road, and north to the plant by way of one of two proposed alignments. The preferred alignment would proceed northerly to the plant on the easterly segment of Hilltop Circle through the Roseville Corporation Yard. An alternative alignment would leave PFE road at Cook Riolo Road, turning easterly to the DCWWTP, just north of Dry Creek (see Figures 8.5 and 8.6).

Alternative Wastewater Collection and Treatment

An option for the collection and treatment of wastewater from the 4,340 acre western area would be to send wastewater to the Sacramento Regional County Sanitation District (SRCSD) (see Figures 8.5 and 8.7). Under this option, sewage would flow via gravity, following the alignment of Sorrento Road, to the SRCSD Upper Northwest Interceptor at a point on Elkhorn Boulevard (Alternative A), or south from the Plan Area, following the alignment of Elwyn Avenue, west along Elverta Road, south along the alignment of West 6th Street, and connecting to the SRCSD Upper Northwest Interceptor at a point on Elkhorn Boulevard (Alternative B). Wastewater treatment would occur at the Sacramento Regional Wastewater Treatment Plant. If this option were to be pursued, a facility for the storage of peak wet weather flow for later discharge at off-peak hours would be required by the SRCSD. A 1.8 million gallon underground wastewater storage facility is proposed at the current pump station site.